

32 Stuart Street
West End, LE3 0DU
Offers Over £200,000



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West End, Leicester, LE3 0DU

A MARVELLOUS INVESTMENT OPPORTUNITY! For Sale - the freehold interest in this attractive Victorian property split into two self contained apartments situated in popular residential outskirts of city centre close to University. Each apartment is maintained to the highest of standards and currently rented to reliable tenants with licences issued to current regulations. Each apartment has central heating boiler, UPVC double glazing, a lounge, double bedroom, kitchen & bathroom. The ground floor flat has the use of an enclosed yard. The first floor flat has access to a large loft. Freehold. Council Tax bands A (both apartments)

Ground Floor Apartment

The ground floor apartment is accessed via the communal hallway with attractive terrazzo mosaic tiled flooring and a secure lockable entrance door.

Lounge

12'10" x 10'9" (3.92m x 3.28m)

Lockable entrance door, UPVC double glazed window to rear, fitted carpet, radiator, original ornate coving to ceiling.

Bedroom

14'5" x 10'7" (4.41m x 3.23m)

A really good sized double bedroom with deep bay window. UPVC double glazed window to front, fitted carpet, radiator, original ornate coving to ceiling.

Kitchen

9'11" x 8'3" (3.03m x 2.54m)

UPVC double glazed window and hardwood door to rear yard, fitted with a range of base, drawer and eye level units, work surfaces with tiled surrounds, stainless steel sink unit, provision for all usual appliances. Large under stairs pantry store.

Bathroom

8'5" x 5'10" (2.58m x 1.80m)

UPVC double glazed opaque window to side, panelled bath with electric shower over and glass screen, pedestal wash hand basin, wc, heated towel rail.

Walled Yard

A delightful walled yard to rear, block paved patio, small lawn, brick outbuildings. Shared side access.

First Floor Apartment

The first floor apartment is accessed via the communal hallway with attractive terrazzo mosaic tiled flooring and a secure lockable entrance door. There is a

lockable door which leads to the staircase to the first floor, where it opens up to a spacious galleried landing, fitted carpet, radiator, access to loft space.

Lounge

15'3" x 14'4" (4.67m x 4.37m)

A fabulous spacious living room featuring large bay window. UPVC double glazed bay window to front, additional UPVC double glazed window to front, fitted carpet, radiator.

Bedroom

12'10" x 9'9" (3.92m x 2.98m)

UPVC double glazed window to rear, fitted carpet, radiator.

Kitchen

10'1" x 8'5" (3.08m x 2.57m)

UPVC double glazed window to rear, fitted with a range of base, drawer and eye level units, work surfaces, stainless steel sink unit, provision for usual appliances, wall mounted central heating boiler.

Bathroom

5'10" x 5'6" (1.79m x 1.68m)

UPVC double glazed opaque window, bath with electric shower over, pedestal wash hand basin, wc, radiator.

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

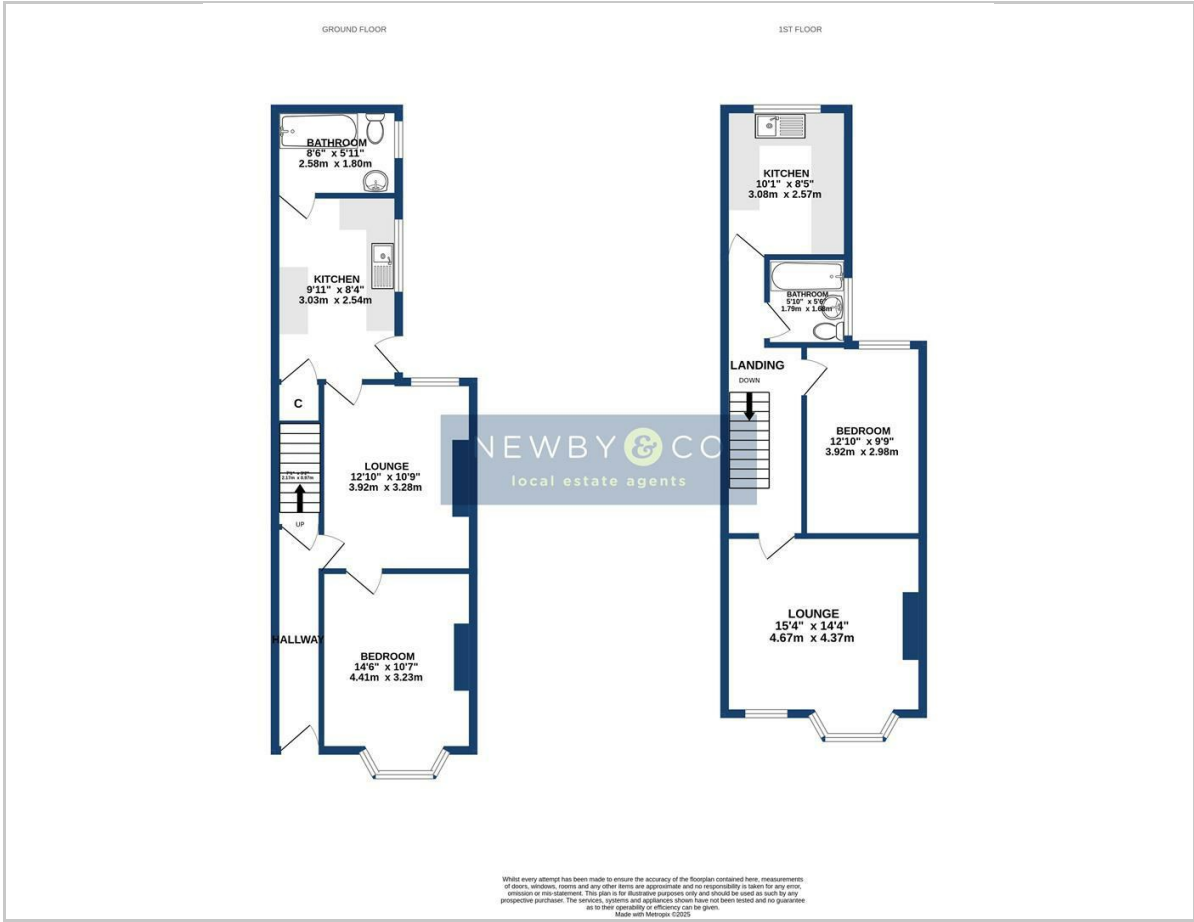
It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

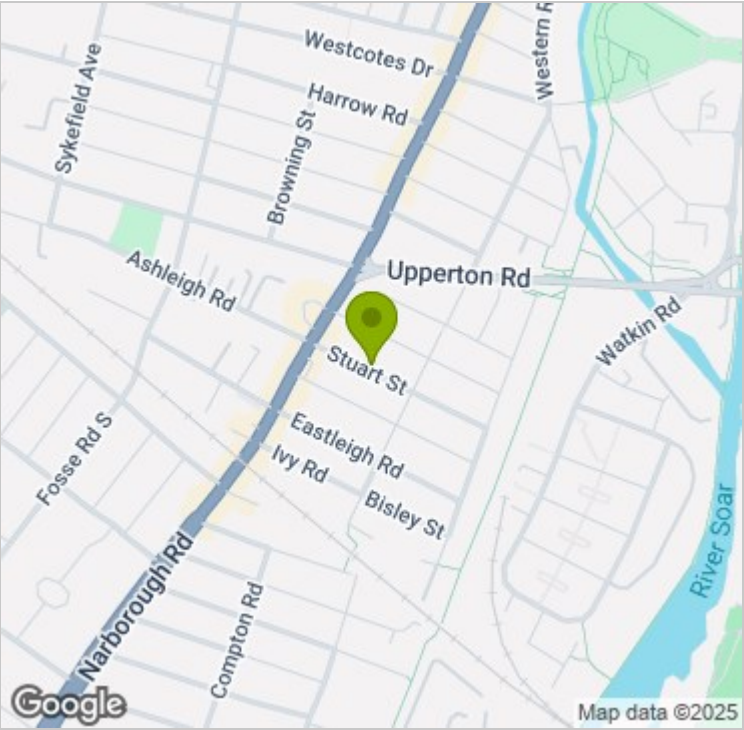


Viewing

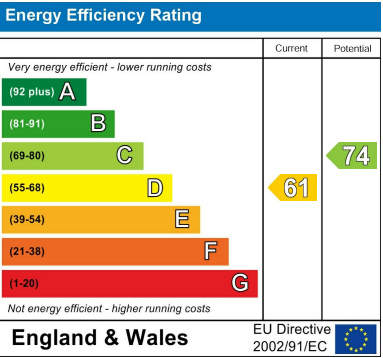
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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